

WAC06-0015, WAC06-0016, and WAC06-0017

Findings - As recommended by the Planning Commission July 26, 2007

1.0 CEQA Findings

- 1.1 This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15317 of the CEQA Guidelines which states, "Class 17 consists of the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area.

2.0 General Plan Findings

- 2.1 The proposed Williamson Act Contracts are consistent with policies 2.2.1.2, 8.1.1.8, and 8.1.1.6 of the El Dorado County General Plan, as discussed in the General Plan section of this staff report.

3.0 Zoning Findings

- 3.1 The subject parcels meet the design standards pursuant to 17.36.090.D of the County Code.

4.0 Administrative Findings

- 4.1 The properties satisfy the County's three criteria for the establishment of an Agricultural Preserve, as defined in Resolution Number 188-2002, as follows:

- 4.1.1. The 20-acre minimum has been met:

- a. WAC06-0015 has a total of 307.51 acres
- b. WAC06-0016 has a total of 50.6 acres.
- c. WAC06-0017 has a total of 62.8 acres.

- 4.1.2. Capital outlay has been achieved for each contract as follows

- a. WAC06-0015 has a total capital outlay of \$122,000 from fencing, barn/shop, stock-water pond, and agricultural roads.
- b. WAC06-0016 has a total capital outlay of \$22,205 from fencing and agriculture structures.
- c. WAC 06-0017 has a total capital outlay of \$41,838 from fencing and agricultural structures.

- 4.1.3. The land has been determined to be capable of making a profit through agricultural pursuits with projected income from grazing and timber harvesting for each contract as follows:
- a. WAC06-0015 has a projected income of \$3,395 generated by raising cattle.
 - b. WAC06-0016 has a projected income of \$2,491 generated by grazing cattle and timber harvesting.
 - c. WAC06-0017 has a projected income of \$2,491 generated by grazing cattle and timber harvesting.